

# \$489,900 - 32 Fallingworth Place, Calgary

MLS® #A2248456

**\$489,900**

4 Bedroom, 2.00 Bathroom, 1,014 sqft  
Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Fantastic Opportunity for First-Time Buyers & Investors!

Nestled on a quiet cul-de-sac in Falconridge, this clean, bright, and spacious bi-level home offers incredible value. Flooded with natural light, the main level features a generous living room with large windows, a spacious primary bedroom with his-and-her closets, an additional bedroom, a good sized office (being used as a bedroom), laundry and a full 4-piece bathroom.

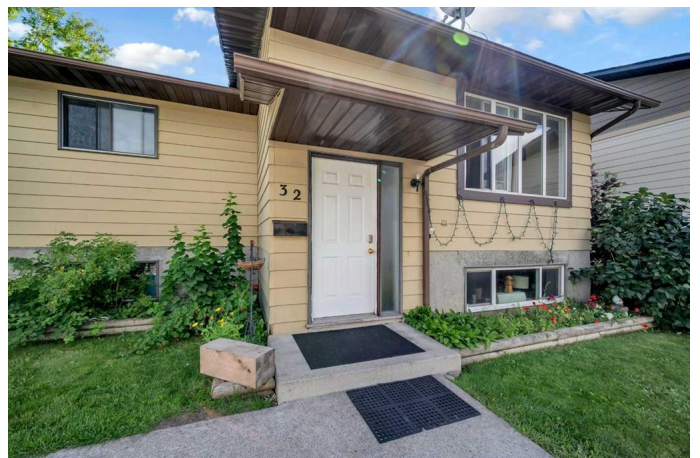
The fully finished basement boasts an illegal suite complete with two bedrooms, a large living area, a 4-piece bathroom, and separate laundry – perfect for extended family or rental income potential.

Conveniently located close to schools, public transit, and within walking distance to major amenities, this home is an excellent choice for comfortable living and smart investing.

Built in 1980

## Essential Information

MLS® #	A2248456
Price	\$489,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,014
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	32 Fallingworth Place
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1G5

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	No Animal Home, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, See Remarks, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	68

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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